

2008-2014 Adopted Housing Element Goals, Policies, and Programs

Goals for the City include the following: promoting quality residential development through application of sound planning principles and policies that encourage preservation, conservation, and appropriate redevelopment of housing stock; providing a balanced residential community that contains a variety of housing types, designs and opportunities for all economic segments of the community; extending ownership opportunities to as many households as possible, particularly those of moderate and upper incomes because these comprise the greatest demand; preserving and increasing housing affordability, through rental housing, for very low- and low-income households; and, providing housing for special needs groups. The policies and programs described below focus on providing appropriate and affordable housing opportunities and related services to the special needs populations most in need of such in Newport Beach, that is, in particular to senior citizens. Additionally, the policies and programs (particularly under Goals 3, 4, and 5) will ensure that the City will meet its remaining RHNA for very low-, low-, and moderate-income units.

For purposes of defining income groups, the Housing Element follows the regulations of Title 25 (Housing and Community Development) of the California Code of Regulations (CCR), Sections 6910 through 6932. The income groups are defined as follows:

Very Low-Income: 50 percent or less of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

Low-Income: 50–80 percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

Moderate-Income: 80–120 percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

Above Moderate-Income: 120+ percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

The following affordability standards shall apply to rental and ownership housing:

Maximum household income shall be determined by number of persons in a family or household.

Income shall be in conformance with the limits set forth in 25 CCR §6932.

An *efficiency unit* shall be considered occupied by one person; a *one bedroom* occupied by two persons; a *two bedroom* occupied by four persons; a *three bedroom* occupied by six persons; and a *four bedroom* occupied by eight persons.

Rents for very low-, low-, and moderate-income households shall be no more than 30 percent of the income limits set forth in Section 6932. The selling price of a for-sale unit shall be no more than three times the buyer's income. Units may be sold to buyers with qualifying incomes for the limited sales price without regard to the number of persons in the family.

Specific Goals, Policies, and Programs of the 2008–2014 Newport Beach Housing Plan follow.

Conservation and Improvement of Housing

Goal

H 1

Quality residential development and preservation, conservation, and appropriate redevelopment of housing stock

Policies

- H 1.1** Support all reasonable efforts to preserve, maintain, and improve availability and quality of existing housing and residential neighborhoods, and ensure full utilization of existing City housing resources for as long into the future as physically and economically feasible.

Programs

- Housing Program 1.1.1** Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing Building Code regulations and abating Code violations and nuisances. (*Imp 25.1, 26.1*)

Responsibility: Planning Division, Building Division the City Attorney and Code and Water Quality Enforcement

2008-2014 Objective: Prepare quarterly report on code enforcement activities.

- Housing Program 1.1.2** Participate with the Orange County Housing Authority and Housing and Community Development Division in their administration of rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners to encourage preservation of existing City housing stock. (*Imp 14.3, 25.1*)

Responsibility: Planning Division

2008-2014 Objective: Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County in order to inform homeowners and rental property owners within the City of opportunities and to encourage preservation of existing housing stock.

- Housing Program 1.1.3** Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very low-, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a Coastal Residential Development Permit has been issued. The specific

provisions implementing replacement unit requirements are contained in the Municipal Code. *(Imp 1.1, 5.1)*

Responsibility: Planning Division

2008-2014 Objective: Use Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement Program continuously as projects are submitted.

Variety of Housing Opportunities

Goal

H 2

A balanced residential community, comprised of a variety of housing types, designs, and opportunities for all social and economic segments

Policies

- H 2.1** Encourage preservation of existing and provision of new housing affordable to extremely low-, very low-, low-, and moderate-income households.

Programs

- Housing Program 2.1.1** Maintain rental opportunities by restricting conversions of rental units to condominiums unless the vacancy rate in Newport Beach for rental housing is an average 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 20.83 of the Newport Beach Municipal Code. *(Imp 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Complete a vacancy rate survey every quarter to monitor consistency with this program.

- Housing Program 2.1.2** Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with lower- and moderate-income housing requirements. *(Imp 2.1)*

Responsibility: Planning Division and City Council

2008-2014 Objective: Continuously implement program as affordable housing projects are submitted to the City.

Housing Program 2.1.3 Participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development and construction of housing affordable to low and moderate-income households. *(Imp 14.3)*

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program per project submittal as the developer applies for these bonds.

Housing Program 2.1.4 Conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households. *(Imp 25.1)*

Responsibility: Planning Division,

2008-2014 Objective: Complete review by the last quarter of each year and report within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.

Housing Program 2.1.5 Provide entitlement assistance, expedited entitlement processing, and waive application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for a fee waiver, the units shall be subject to an affordability covenant for a minimum duration of 30 years. The affordable units provided shall be granted a waiver of park in-lieu fees (if applicable) and traffic fairshare fees. *(Imp 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as affordable housing projects are submitted to the City.

Housing Program 2.1.6 Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for use of Affordable Housing Fund monies. *(Imp 25.1.)*

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as affordable housing projects are submitted to the City.

Policy

- H 2.2** Encourage the housing development industry to respond to housing needs of the community and to the demand for housing as perceived by the industry, with the intent of achieving the Regional Housing Needs Assessment construction goals within six years.

Programs

- Housing Program 2.2.1** Require a proportion of affordable housing in new residential developments or levy an in-lieu fee. The City's goal over the five-year planning period is for an average of 15 percent of all new housing units to be affordable to very low-, low-, and moderate-income households. The City shall either (a) require the payment of an in-lieu fee, or (b) require the preparation of an Affordable Housing Implementation Plan (AHIP) that specifies how the development will meet the City's affordable housing goal, depending on the following criteria for project size:

1. Projects of 50 or fewer units shall have the option of preparing an AHIP or paying the in-lieu fee.
2. Projects where more than 50 units are proposed shall be required to prepare an AHIP.

Implementation of this program will occur in conjunction with City approval of any residential Tentative Maps. To insure compliance with the 15 percent affordability requirements, the City will include conditions in the approval of Tentative Maps to require ongoing monitoring of those projects. (*Imp 25.1*)

Responsibility: Planning Division, Planning Commission and City Council

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

- Housing Program 2.2.2** Periodically review the City's Inclusionary Housing In-lieu fees to ensure it is adequate to support the development of affordable projects. (*Imp 25.1*)

Responsibility: Planning Division, Planning Commission and City Council

2008-2014 Objective: Review fees every three years beginning in June 2012.

- Housing Program 2.2.3** Develop a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, Inclusionary Housing requirements, and

density bonuses and other incentives. Provide a copy of this brochure at the Planning Counter, the website and also provide a copy to potential developers. *(Imp 2.1, 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Develop the brochure by Summer 2011. Annually update brochure as needed thereafter to provide updated information regarding incentives including updated fees and a reference to the most up to date Site Analysis and Inventory.

Housing Program 2.2.4 The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant funds or the City's Affordable Housing Fund. *(Imp 2.1, 25.1)*

Responsibility: Planning Division, Planning Commission and City Council

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 2.2.5 For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20. *(Imp 5.1)*

Responsibility: Planning Division and the City Council

2008-2014 Objective: Use Zoning Code Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement this program continuously as projects are submitted.

Housing Program 2.2.6 All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years. *(Imp 25.1)*

Responsibility: Planning Division, City Attorney, and City Council

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 2.2.7 Advise and educate existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Mesa, Newport Center, Mariners' Mile, West Newport Highway, and Balboa Peninsula areas. *(Imp 24.1)*

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as prospective developers contact City seeking development information.

Maintain a designated staff person that can be contacted to provide housing opportunity information and incentives for development of affordable housing.

Housing Program 2.2.8 Participate in other programs that assist production of housing. (Imp 14.3, 25.1)

Responsibility: Planning Division

2008-2014 Objective: Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County in order to continuously inform homeowners and rental property owners within the City of opportunities and to encourage preservation of existing housing stock.

Housing Program 2.2.9 New developments that provide housing for lower-income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services. (NR 1.6) (Imp 17.1)

Responsibility: Planning Division and Utilities Department

2008-2014 Objective: Provide a copy of the Housing Element to water and sewer service providers. Pursuant to state law, water and sewer providers must grant priority to developments that include housing units affordable to lower income household which is implemented continuously as these projects are submitted.

Housing Program 2.2.10 Implement Chapter 20.32 (Density Bonus) of the Zoning Code and educate interested developers about the benefits of density bonuses and related incentives for the development of housing that is affordable to very low-, low-, and moderate-income households and senior citizens. (Imp 25.1)

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 2.2.11 Monitor the impact of Housing Program 2.2.1 and the City's Inclusionary Housing Ordinance on the overall production of housing within the City. Considerations shall include whether the inclusionary program results in cost shifting where the costs of subsidizing the affordable units is underwritten by the purchasers of market-rate units in the form of higher prices. (Imp 25.1)

Responsibility: Planning Division

2008-2014 Objective: Annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.

Policy

- H 2.3** Approve, wherever feasible and appropriate, mixed residential and commercial use developments that improve the balance between housing and jobs.

Programs

- Housing Program 2.3.1** Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the “Charter Section 423” initiative. (*Imp 25.1*)

Responsibility: Planning Division and Planning Commission

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Adequate Residential Sites

Goal

H 3

Housing opportunities for as many renter- and owner-occupied households as possible in response to the demand for housing in the City.

Policies

- H 3.1** Mitigate potential governmental constraints to housing production and affordability by increasing the City of Newport Beach role in facilitating construction of affordable housing for all income groups.

Programs

- Housing Program 3.1.1** Provide a streamlined “fast-track” development review process for proposed affordable housing developments. (*Imp 2.1*)

Responsibility: Planning and Building Division

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 3.1.2 When a residential developer agrees to construct housing for persons and families of very low, low, and moderate income above mandated requirements, the City shall (1) grant a density bonus as required by state law and/or (2) provide additional incentives of equivalent financial value. (*Imp 2.1*)

Responsibility: Planning Division

2008-2014 Objective: Continuously implement provisions of Chapter 20.32 Density Bonus in the Zoning Code as housing projects are submitted to the City.

Housing Program 3.1.3 Review and consider in accordance with state law, the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing very low-, low- and moderate-income housing. (*Imp 2.1*)

Responsibility: Planning Commission and City Council

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 3.1.4 The City will encourage and facilitate residential and mixed-use development on vacant and underdeveloped sites listed in Appendix H4 by providing technical assistance to interested developers with site identification and entitlement processing. The City will support developers funding applications from other agencies and programs. The City will post the Sites Analysis and Inventory on the City's webpage and marketing materials for residential and mixed-use opportunity sites, and will equally encourage and market the sites for both for-sale development and rental development. To encourage the development of affordable housing within residential and mixed-use developments, the City shall educate developers of the benefits of density bonuses and related incentives identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals. (*Imp 2.1*)

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City. The Site Analysis and Inventory posted on the City's webpage by Summer 2011. Update the Site Analysis and Inventory annually and provide information to interested developers.

Housing Program 3.1.5 The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government

Code 65400.. If identified strategies are not successful in generating development interest, the City will respond to market conditions and will revise or add additional incentives. *(Imp 2.1)*

Responsibility: Planning Division

2008-2014 Objective: Annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.

Policy

H 3.2 Enable construction of new housing units sufficient to meet City quantified goals by identifying adequate sites for their construction. Development of new housing will not be allowed within the John Wayne Airport (JWA) 65 dB CNEL contour, no larger than shown on the 1985 JWA Master Plan.

Programs

Housing Program 3.2.1 When requested by property owners, the City shall approve rezoning of developed or vacant property from nonresidential to residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development. *(Imp 2.1)*

Responsibility: Planning Division, Planning Commission and City Council

2008-2014 Objective: Continuously implement program as property owners bring their requests to the City.

Housing Program 3.2.2 Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, the City shall amend the General Plan and/or establish a waiver or exception to the minimum 10-acre site requirement. It is recognized that allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Therefore, it is imperative that the proposed waiver include provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area. *(Imp 25.1)*

Responsibility: Planning Division, Planning Commission and City Council

2008-2014 Objective: Staff shall study and develop a plan for the City Council's consideration by Spring 2012.

Housing Program 3.2.3 The City shall amend the Newport Place (PC 11) and Koll Center (PC 15) Planned Community texts to allow residential developments that include: 1) a minimum of 30 percent of the units affordable to lower-income households; and 2) densities between 30 du/acre and 50 du/acre consistent with the MU-H2 General Plan land use designation and policies for the Airport Area. It is recognized that adding residential as a permitted use where it was not allowed previously might require additional design attention to integrate uses. Therefore, the Planned Community Amendments will add residential uses as permitted by right subject to a site plan review to ensure integration within the existing area.

The City will monitor commercial redevelopment within the Airport Area to ensure sufficient residential capacity remains to accommodate the City's RHNA for lower-income households. Should residential capacity be reduced to a level that cannot accommodate the City's remaining need for lower-income households citywide, the City will identify and zone, if necessary, sufficient sites in an alternative location to accommodate the City's RHNA (*Imp 25.1*)

Responsibility: Planning Division, Planning Commission and City Council

2008-2014 Objective: Staff shall prepare a City initiated Planned Community Amendment for Planning Commission and City Council review by Spring of 2012.

Provision and Preservation of Affordable Housing

Goal

H 4

Preservation and increased affordability of the City's housing stock for extremely low-, very low-, low-, and moderate-income households.

Policy

- H 4.1** Continue or undertake the following programs to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from public and private sectors should they become available.

Programs

- Housing Program 4.1.1** Annually contact owners of affordable units for those developments listed in Table H12 as part of the City’s annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties and to encourage the extension of the affordability agreements for the developments listed in Table H12 beyond the years noted (*Imp 25.1*)

Responsibility: Planning Division

2008-2014 Objective: Conduct as part of the annual compliance-monitoring program required by Program 2.1.4. Contact list shall be provided on City website and updated annually.

- Housing Program 4.1.2** The City shall register as a Qualified Preservation Entity with HCD to ensure that the City will receive notices from all owners intending to opt out of their Section 8 contracts and/or prepay their HUD insured mortgages. Upon receiving notice that a property owner of an existing affordable housing development intends to convert the units to a market-rate development, the City shall consult with the property owners and potential preservation organizations regarding the potential use of CDBG funds and/or Affordable Housing Fund monies to maintain affordable housing opportunities in those developments listed in Table H12 or assist in the non-profit acquisition of the units to ensure long-term affordability. (*Imp 25.1*)

Responsibility: Planning Division

2008-2014 Objective: Register as a Qualified Preservation entity with HCD by Summer of 2011. Continuously implement program as notices are received from property owners.

- Housing Program 4.1.3** Continue to maintain information on the City’s website and prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities to assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues. (*Imp 14.3*)

Responsibility: Planning Division

2008-2014 Objective: Attend quarterly OCHA (Cities Advisory Committee) that provide updates on OCHA Section 8 waiting list and housing opportunities to ensure information provided on City website is up-to-date. If Section 8 waiting is opened, promote the availability of the program through marketing materials made available to the public

Housing Program 4.1.4 Investigate availability of federal, state, and local programs (including Affordable Housing Fund monies) and pursue these programs if found feasible, for the preservation of existing low-income housing, especially for preservation of low-income housing that may convert to market rates during the next ten years. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis. *(Imp 14.3, 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Investigate availability of programs in February of each year, when new funding opportunities are typically announced.

Housing Program 4.1.5 The City shall inform and educate owners of affordable units of the State Preservation Notice Law (Government Code Section 65863.10-13), if applicable. Pursuant to the law, owners of government-assisted projects cannot terminate subsidy contract, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. Owners proposing to sell or otherwise dispose of a property at any time during the five years prior to the expiration of restrictions must provide this Notice at least 12 months in advance unless such sale or disposition would result in preserving the restrictions. The intent of the law is to give tenants sufficient time to understand and prepare for potential rent increases, as well as to provide local governments and potential preservation buyers with an opportunity to develop a plan to preserve the property. This plan typically consists of convincing the owner to either (a) retain the rental restrictions in exchange for additional financial incentives or (b) sell to a preservation buyer at fair market value. *(Imp 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Conduct as part of the annual compliance-monitoring program required by Program 2.1.4.

Policy

- H 4.2** Maintain and preserve existing City housing stock and improve energy efficiency of all housing unit types (including mobile homes).

Programs

- Housing Program 4.2.1** Investigate the use of federal funds to provide technical and financial assistance, if necessary, to all eligible homeowners and residential rental property owners to rehabilitate existing dwelling units through low-interest loans or potential loans, or grants to very low-, low- and moderate-income, owner-occupants of residential properties to rehabilitate existing units. *(Imp 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Investigate availability of programs in February of each year, when new funding opportunities are typically announced.

- Housing Program 4.2.2** In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park. *(Imp 25.1)*

Responsibility: Planning Division and the State of California. (The state will determine acceptability of the relocation impact report)

2008-2014 Objective: Continuously implemented program as projects are submitted to the City.

- Housing Program 4.2.3** Should need arise, consider using a portion of its Community Development Block Grant funds for establishment and implementation of an emergency home repair program. Energy efficient products shall be required whenever appropriate. *(Imp 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Continually monitor requests for assistance and Code Enforcement quarterly reports.

- Housing Program 4.2.4** Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City shall, in cooperation with the Housing Authority, recommend and request use of modified fair market rent limits to increase number of housing units within the City that will be eligible to participate in the program. The Newport Beach

Planning Division shall prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program. (*Imp 14.3*)

Responsibility: Planning Division

2008-2014 Objective: Attend quarterly OCHA (Cities Advisory Committee). Continue to maintain information on City's website informing landlords of the program benefits of accepting Section 8 Certificate holders.

Housing Program 4.2.5 Developers that choose to meet the inclusionary housing requirements of Housing Program 2.2.1 through the renovation and conversion of existing off-site units in the City to affordable units shall be required to substantially renovate and improve the livability and aesthetics of the units for the duration of the affordability period and include energy conserving retrofits that will contribute to reduced housing costs for future occupants of the units. (*Imp 25.1*)

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 4.2.6 Implement and enforce the recently adopted Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (2006). The ordinance establishes standards for planning, designing, installing, and maintaining and managing water-efficient landscapes in new construction and rehabilitated projects. (*Imp 17.1, 25.1*)

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 4.2.7 Affordable housing developments that receive City assistance from Community Development Block Grant funds or from the City's Affordable Housing Fund shall be required, to the extent feasible, include installation of energy efficient appliances and devices, and water conserving fixtures that will contribute to reduced housing costs for future occupants of the units. (*Imp 25.1*)

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as housing projects are awarded funds from the City.

Housing Program 4.2.8 Investigate the feasibility and benefits of using a portion of its Community Development Block Grant funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners. *(Imp 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Complete investigation by Fall of 2011.

Housing Program 4.2.9 Establish a process for LEED certified staff members to provide development assistance to project proponents seeking LEED certification, which will in turn increase the LEED points granted to projects. *(Imp 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Establish process by Fall of 2011.

Housing Program 4.2.10 To encourage voluntary green building action, the City will institute a green recognition program that may include public recognition of LEED certified buildings, payment of a display advertisement in the local newspaper recognizing the achievements of a project, or developing a City plaque that will be granted to exceptional developments. *(Imp 25.1)*

Responsibility: Planning Division, City Council

2008-2014 Objective: Develop program by Fall of 2011.

Housing for Special Needs Groups

Goal

H 5

Housing opportunities for special needs populations.

Policy

H 5.1 Encourage approval of housing opportunities for senior citizens and other special needs populations.

Programs

Housing Program 5.1.1 Apply for Community Development Block Grant funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless. *(Imp 25.1)*

Responsibility: Planning Division and the City Council

2008-2014 Objective: Continue to annually apply for CDBG funds and submit Annual Action Plan to HUD in May of each year.

Housing Program 5.1.2 Cooperate with the Orange County Housing Authority to pursue establishment of a Senior/Disabled or Limited Income Repair Loan and Grant Program to underwrite all or part of the cost of necessary housing modifications and repairs. Cooperation with the Orange County Housing Authority will include continuing City of Newport Beach participation in the Orange County Continuum of Care and continuing to provide CDBG funding. *(Imp 14.3)*

Responsibility: Planning Division and the City Council

2008-2014 Objective: Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County in order to continuously inform homeowners and rental property owners within the City of opportunities and to encourage preservation of existing housing stock

Housing Program 5.1.3 Permit, where appropriate, development of “granny” units in single-family areas of the City. *(Imp 2.1)*

Responsibility: Planning Division

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 5.1.4 Work with the City of Santa Ana to provide recommendations for the allocation of HUD Housing Opportunities for Persons with AIDS (HOPWA) funds within Orange County. *(Imp 14.3)*

Responsibility: Planning Division

2008-2014 Objective: Attend annual HOPWA strategy meetings for the County.

Housing Program 5.1.5 Maintain a list of “Public and Private Resources Available for Housing and Community Development Activities.” *(Imp 25.1)*

Responsibility: Planning Division

2008-2014 Objective: Upload list to the City’s website by Summer of 2011.

Housing Program 5.1.6 Encourage the development of day care centers and community parks as a component of new affordable housing constructed as part of the requirements of the City’s Inclusionary Housing Ordinance. *(Imp 2.1)*

Responsibility: Planning Division, Planning Commission and City Council

2008-2014 Objective: Continuously implement program as housing projects are submitted to the City.

Housing Program 5.1.7 Amend the Zoning Code to include a definition of Single Room Occupancy (SRO) Residential Hotels and add provisions that would permit SROs within the commercial and office zoning districts with the approval of a use permit. No standard set of conditions or use restrictions on SROs shall be established; instead, each application should be evaluated individually and approved based upon its own merits and circumstances. (*Imp 2.1, 25.1*)

Responsibility: Planning Division, Planning Commission and City Council

2008-2014 Objective: Adoption of the amendment shall be completed by the end of Fall 2011.

Fair Housing

Goal

H 6

Equal housing opportunities for all residents

Policy

H 6.1 Support the intent and spirit of equal housing opportunities as expressed in Title VII of the 1968 *Civil Rights Act*, *California Rumford Fair Housing Act*, and the *California Unruh Civil Rights Act*.

Programs

Housing Program 6.1.1 Contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents. The City will also work with the fair housing service agency to assist with the periodic update of the Analysis of Impediments to Fair Housing document required by HUD. The City will continue to provide pamphlets containing information related to fair housing at the Planning Division counter. (*Imp 14.3*)

Responsibility: Planning Division and City Attorney

2008-2014 Objective: Adopt Analysis of Impediments to Fair Housing (2010-2015) by Summer of 2011. Provide pamphlets on an on-going basis,

Program Monitoring

Goal

H 7

Effective and responsive housing programs and policies.

Policy

H 7.1 Review the Housing Element on a regular basis to determine appropriateness of goals, policies, programs, and progress of Housing Element implementation.

Programs

Housing Program 7.1.1 As part of its annual General Plan Review, the City shall report on the status of all housing programs. The portion of the Annual Report discussing Housing Programs is to be distributed to the California Department of Housing and Community Development in accordance with California state law. (*Imp. 1.4, 14.5*)

Responsibility: Planning Division

2008-2014 Objective: Annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.